

COMMITTEE ON COMMUNITY IMPROVEMENT

October 3, 2006

6:00 PM

Chairman Garrity called the meeting to order.

The Clerk called the roll.

Present: Alderman Garrity, O'Neil, Osborne, Gatsas, Duval

3. Amending resolution and budget authorization authorizing and appropriating funds in the amount of Ten Thousand Dollars (\$10,000) for FY2005 CIP 613205 Downtown & Economic Strategies Project.
(Note: enclosed please find further information requested by the Committee on 08/14/2006.)

Alderman O'Neil moved for discussion. Alderman Duval seconded the motion.

Chairman Garrity noted the enclosure provided the information previously requested by members. There were no further questions.

On motion of Alderman O'Neil, duly seconded by Alderman Duval, it was voted to approve this item.

Chairman Garrity moved to Item 5:

5. Discussion regarding the proposed Public Works Facility.

Chairman Garrity stated I thought it would be beneficial to discuss the public works facility before we discuss JFK because there has been previous discussion that they both go hand in hand.

Frank Thomas, Public Works Director stated that with him were two representatives of Camp, Dresser & McKee, a consulting firm asked to do a detailed feasibility study of utilizing the existing Highway Department site to build a new Highway Department, the department of public works operation on

there with a centralized fleet maintenance facility. Again this is very preliminary but we wanted to come in tonight to demonstrate the use of the site as a viable site it has two main benefits as far as I can see, it is a site that is centrally located in the City.

Guillermo "Willie" Vicens of Camp, Dresser & McKee stated as Frank said we've just started a study to determine the feasibility of this site for reconstruction of the facilities of the Highway Department and fleet consolidation at that site. And to develop a preliminary cost estimate for what it would cost to do this at this site. I'm going to tell you a little bit about the overall site and then Jeff is going to walk you through what's on the site today and one possible lay out of the facilities on the existing site. We did some work for the Highway Department a couple of years ago of a needs assessment of what they had, what they needed and how much space they needed. The need assessment suggested that they needed additional space for all of their facilities and that about 6 acres or just over 6 acres would accommodate their facilities. In addition if we now look at adding some fleet maintenance from other department to this facility we are probably getting close to 7 acres is what's needed for this facility. As you will see on the plan the existing site and as Frank said has some pluses, it's already being used for the Highway Department, it's already owned by the City, and it's centrally located for the city for the facilities and activities that the Highway Department conducts. The main site though you'll see is only about 5.3 acres. There is an additional parcel that I will show you that the water works department owns across the street that's about 1.5 acres making it close to the 7 acres that we believe we need for both the Highway Department and Fleet maintenance. Jeff is going to show you one possible layout, we are going to look at alternatives and we are going to look at during the study what the cost of building on the site particularly working around the existing operations that need to remain on the site.

Jeff Dierks referred to two page handout. The first board shows the existing site, this is the 5.3 acre parcel that Willie referenced bounded by Maple, Valley, Lincoln and Hayward. There are five main buildings on the site. The main highway garage is this facility on the far left side which extends for the entire block. The Traffic Division is on the lower right hand side, the third is the former incinerator, adjacent to that is the salt shed, a white building, and the orange roof building on Lincoln Street is the carpenter shop. The current access is off of Hayward in both directions as you can see there is also pedestrian access off of Valley to come in to the administration area located on the corner of Maple and Valley. You can see that there is a large area in the center of the parcel, which is used exclusively for employee parking for various cars and trucks located in there. Now the triangular shaped parcel owned by the water works there is actually a very small third parcel which is a 20 foot wide strip along Valley Street which is the old railroad easement. If there is going to be a project in this location it may

make some sense for the city to consider city control of this area which could be used for a buffer zone or parking. You can see that most of the surrounding area is compatible with the use of a public works facility as Frank has mentioned. There is a lot of commercial use on the north, the northwest and the south side, Manchester Water Works on the east side, there is a residential area on the corner of Maple and Hayward as well. What might a facility look like in the future, the second board is intended to be an illustration, it is not a recommendation, we are just at the beginning of the study, we merely wanted to come up with some ideas to show you tonight to indicate one possible way, one of a number, that we will be looking at in order to demonstrate that it is reasonable that this could be done on the site, and that we will be looking at other ones as well. What we show here is one possible concept and the cornerstone of the concept is a large L shaped building. The point of the building is a two story administration building located on the corner, in this layout, of Valley and Lincoln Street. Much of the rest of the parcel in this layout is for parking although the center park is where the existing fuel storage area is we'd try to use that and not do any work on it if we could. Also some other standby generator and storage areas. The triangle parcel in this layout is where the salt shed would be as well as additional parking. The access would continue to be off Hayward Street, going in and out of the parcel, this particular layout would offer a secondary site access if that was desired off of Maple Street. One potentially nice feature of this layout is that for the residents on the southwest corner of the site there is a buffer zone if you will, this whole parking area something of buffer from the taller buildings that wrap around the farther corner of the site where much of the activity will be going on. Now, how would you get to something like this from where you are today. DPW has to keep working for the couple years or whatever it would take to construct a project like this. So, one of the aspects of our assignment is to come up with an interim operations plan as to how functions/operations would continue during the time that any type of work might be going on, on this site. Obviously we haven't done that it will be upcoming, but to give you a feel for some of the considerations let me outline some features that might be considered for an interim plan with this particular layout. The first primary goal would be to keep 227 Maple Street in operation and to disrupt its operations as little as possible during the construction. So for that reason we would work on the other side of the site first and basically need to clear out much of this area for construction and for staging. That would mean that the Traffic Division would need to move to an as yet unknown location, elsewhere, the incinerator building would come down which would mean that we would need to provide temporary heat for 227 Maple Street, the salt shed could move over to the triangle as mentioned earlier, and a lot of this parking would need to be cleared out as well, hence the use of this triangle parcel (shown on board). Once this area was cleared and ready for construction the L shaped building would be built but only up to this vertical line (displayed) that would be a temporary wall because we can't go further in the first phase without impacting

the current building. So the administration areas and the two garage wings would be built. When those are ready for occupancy everybody and everything in 227 Maple moves over there and begins their operations out of the new facility and then this area can be cleared for construction of the remainder of the facility. The remainder of the building would be built, the additional parking and other facilities that you see

Mr. Dierks' continued noting that other possibilities for flipping the building and facilities to other locations on the site could be seen with possible advantages or disadvantages, displaying various possibilities. He stated there were lots of issues that they need to consider. They had not done that yet. We will be working in the weeks to come looking at different options for construction and the interim operations and then whatever is the recommended alternative, coming up with a cost estimate. For tonight we wanted to indicate that there does appear that there should be a way that this is technically feasible to do, what the best way is we don't know yet that's what the purpose of the study is, and we will be working with public works over the next couple months to do that.

Mr. Thomas noted that first in coming here tonight we wanted to let the Committee know that even though we haven't spent a lot of time evaluating the site it does seem reasonable that this site can accommodate a new public works centralized fleet maintenance facility while our operations continue. As mentioned there is going to be some operational problems, traffic we may have to relocate traffic to our facility, but it is doable on the site and that was the purpose of presenting it to you tonight.

Alderman O'Neil stated in your opinion if it can be worked out on this site is this site a preferred site from an operational standpoint. I know you've voiced concerns in the past about some of the remote sites that have been looked at that operationally it doesn't necessarily work in the best interest of the department.

Mr. Thomas responded quite frankly this is a super site from my point of view. As I mentioned right off the bat the fact that it is centrally located. I'm looking down the road having a centrally located facility that's modern, efficient I think is going to go a long way to boost the capabilities of our operation, so I am 100 percent for this site.

Alderman O'Neil asked if the work that the consultant was doing, are they looking at the absolute maximum potential of the site. I know we have talked about a centralized maintenance garage that would include the entire city fleet and that is being taken into consideration.

Mr. Thomas stated that is other than MTA, we are not looking at MTA and obviously we are not looking at Airport and the other enterprise funds but as far as the City fleet yes the facility will be big enough and then it will be up to the Board of Mayor and Aldermen to decide how that gets folded in.

Alderman O'Neil stated I know this is a first pass for them, a two story administration building could that be bigger if we found other needs or wanted to centralize other offices to there.

Mr. Thomas stated without a doubt, we have already discussed that and we are flexible in that location. There is even another possibility of extending another level out over maybe some of the garage area too instead of going that third level, so we can accommodate in office space what ever we windup seeing that we need and want.

Alderman Osborne stated the administration part of it is that a one story.

Mr. Thomas responded as it is being proposed right now it would be a two story, but again that could be three.

Alderman Osborne so my question was it is being built so it could take another four if it had to.

Mr. Thomas replied that is correct.

Alderman Shea asked if Tim Clougherty be included in or would he stay.

Mr. Thomas replied yes, I'm going to get him under my wing.

Chairman Garrity stated they did not need any action, he thought it important Mr. Thomas come in and tell us that this site works, I don't believe a 14 or 15 acre site remote from the city I don't believe logistically that works and I know that we are going to be discussing JFK Coliseum and there's been discussions in the past.

Mr. Thomas stated I would appreciate a concurrence that we are heading in the right direction and then obviously we will be back once this final phase report is completed.

Alderman O'Neil moved to concur with the recommendation presented.
Alderman Osborne seconded the motion.

Alderman Osborne asked about the incinerator as to whether it would be a great expense to take down.

Mr. Thomas replied it would be an expense but we had some preliminary estimates done to due demolition on the entire site and it was about \$350,000 that goes back 3 or 4 years so we are probably talking \$400,000 to \$450,000 to demolish the whole site, but those numbers will be fine tuned as we get into the actual preliminary design.

Chairman Garrity asked Mr. Thomas to explain the funding source, the Cip approved budget is \$2 million a portion of that will be used for demolition and things of that nature.

Mr. Thomas replied that is correct. In this year's CIP \$2 million were allocated to investigating a new public works facility. Once we finish this study then we will have to go for an RFP for the final design, the final design will be fairly expensive but the balance of whatever is left could go toward demolition, but before we got to that point there would have to be a commitment on the part of the board of mayor and aldermen to first of all know what the costs are know what the impacts are going to be over a period of 2, 3, or 4 years because it is going to be a very expensive project.

Chairman Garrity asked if they had an estimate on the existing site yet.

Mr. Thomas stated we have a very, very preliminary range of between \$15 to \$20 million, we didn't try to narrow it into any closer at this time because there is all kinds of variations we've also done some checking the Concord Public Works Facility built about 10 years ago at about \$10 million. Fifteen years ago, so it is going to be an expensive project.

Chairman Garrity stated I believe everybody can agree that the current public works facility is inefficient and you have the mechanics down there like cavemen working so if we are going to move forward with centralized maintenance then I think that's where we should move and the existing site versus 15 acres in a remote location makes sense to me.

Alderman Shea stated is the home security loans or federal loans to take care of a project like that is that something that the city could look towards to help out a little bit in the funding.

Mr. MacKenzie responded it may be possible if there is fleet maintenance in there and you included police vehicles, certain fire vehicles that we could get a portion of it through homeland security.

Alderman Shea stated my suggestion is to look into every area and to see if we could get some help from any source we can.

There being no further discussion, Chairman Garrity called for a vote on the motion to concur with Mr. Thomas's request. There being none opposed the motion carried.

TABLED ITEM

4. Bond Resolution:

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) for the 2007 CIP 511307, JFK Coliseum Rehabilitation Project.”

(Tabled 08/14/2006)

On motion of Alderman O'Neil, duly seconded by Alderman Gatsas it was voted to remove this item from the table.

Alderman O'Neil stated he wanted to thank both the Parks and Recreation Department as well as the Facilities Division for providing me whatever information they had on JFK both had some estimates Parks & Rec back from December 2005 and the Facilities Division since March or April. I do believe after reading the information that we need to move forward with improvements at JFK. I don't know to the grand scale that we need to be building additional locker rooms and I don't believe there is enough money to do that anyway, I think there is going to be barely enough money to do the new refrigeration system as well as the fiberglass wall. There's walls that need repairs. With that said I think we should move forward on that. I still believe that that whole complex somehow should enter into a plan for a new elementary plan for the City of Manchester. Whether it's built on the practice field whether its built on part of the parking lot, its built around JFK on three sides, on one side, we own an awful lot of land there and very underutilized amount of property and I don't know if we want the superintendent but I think we can address them as two separate discussions I believe.

Chairman Garrity stated we have to be careful not to put the cart before the horse. We have to see what the school districts wishes are and plans are. Chairman Garrity asked the School District officials to come forward.

Alderman O'Neil stated we have read that there seems to be some interest by the School District in the need for a new elementary school in the inner city. I don't know, I'm led to believe that it is to possible replace the Wilson School as well as Beech Street. And I know you have other concerns regarding the pre-school that we are currently paying tuition to Easter Seals, and possible a new school could help solve the school administration housing problem, so I guess is there a definite decision by the school district that that site would be, that the school district would ask for strong consideration for somewhere in that area for a new elementary school.

Dr. Ludwell, Superintendent of Schools, replied yes I think you summed it up very well. We are looking at the corridor of Bakersville, Beech, Wilson and then also the pre-school and there is a lot of pressure relative to student enrollment there and the age of the buildings. And also anyone who has driven through that area recognizes the number of relocatables that we have there so I think there is a very high interest in that. I will say though that we are still at the very preliminary stages It think it would be three to five years before we had the capability of building.

Alderman O'Neil stated in a brief conversation with you on our way in you indicated that the School Board actually has or was getting ready to set up a committee to look at space needs.

Dr. Ludwell stated that's correct. They are forming a committee right now.

Alderman O'Neil stated in your professional opinion is it a good location to build an elementary school. I know there is a lot of other factors but just if you could put an elementary school anywhere, is that a good spot.

Dr. Ludwell responded from what we've seen the city properties that are available don't really address the needs of the inner city students and for that reason it makes it ideal. And again, looking at the number of relocatables at Beech and of course Wilson's kindergarten students are over at Easter Seals because they can't house them. I don't know of another location, well there is one other location up near McDonough, but I don't know of another location as far as being in the inner city that would address the needs as well as that.

Alderman Osborne stated seems that I attacked this about three or four years ago when I took a trip through the Easter Seals. When they were telling me they were paying \$235,000 a year for rent it kind of took me a little bit and I said well if we can take that money and we can get bonds for it, bond probably 2 to 2 ½ million for that, plus if we get rid of the portables, plus, plus, plus. To make it short I think Mr. Shepard would know, the answers I got from Mr. Bass anyway was that

there is a cemetery brook that runs through there that I've known for years and I said maybe we could add on to the Beech Street or maybe we could do something else in that area but evidently from what Mr. Bass said or heard you could not build anything over in that area because of the cemetery brook. So I don't know where you are going to put it I think Mr. Shepard or one of the engineers would probably know better what you can do over there and what you can't do outside of tearing down JFK coliseum because there is already a building there but anyplace else on that lot I don't know where you would put it.

Superintendent Ludwell responded I think Mr. Shepard would be the person more appropriate to speak with.

Mr. Tim Clougherty stated in response to your question we did look at that site a number of years ago, probably about three years ago with respect to adding on to Beech Street School. While the cemetery brook storm water, sewer, interceptor runs through there, the site's large and it would make construction much more difficult if you are going to build over it. Frank, Kevin and I have had several conversations during that period of time it runs from the northeast corner toward the portables and then down green street and then through the cemetery. If you are going to consider building on that location near that interceptor, cemetery brook, it would make construction much more difficult but that's a very large site and I think that there are a lot of options that could be explored relative to trying to avoid it. I think that looking at the grand scheme of things that the total parcel going from Valley all the way to the School and Beech Street to Maple Street I think there are other alternatives that could be explored and those were not explored at that time.

Alderman Osborne stated I think it's a wonderful spot because as I say I had it in my mind three or four years ago. It's center city, it serves a purpose for the Beech Street and Wilson Street and possibly Bakersville, wonderful, because it's close to all areas of the residential area there rather than putting it up on the hill somewhere. Which makes it a little harder for bussing and everything else. It's a wonderful spot, but what about the parking in that area. If you are going to put another building on that area, with the Gill Stadium and the Beech Street School already there and so on how much parking do you have there if you have to have another so many teachers to teach there and where are you going to park them.

Mr. Clougherty stated I think that depends on the size of the building that's going to be built.

Alderman Osborne stated well whether the building is small or large that takes up parking spaces.

Mr. Clougherty stated I think you are asking an impossible question to answer without understanding exactly what the size of the building is where it's going and what's the rest of the site going to be used for. Is the coliseum going to be used as a hockey rink still, is the building still going to be there. Is there going to be a school in addition to this, there are a lot of different factors that would have to be evaluated before I could give you that.

Chairman Garrity stated the School District is still looking at the McDonough site is that correct.

Dr. Ludwell responded that's correct.

Chairman Garrity asked what other sites is the school district looking at besides those two.

The other site looked at was Our Lady of Perpetual Help. Those were the three sites they were interested in.

Chairman Garrity asked when did they expect the School District going to have a decision on which site they are going to pick or utilize.

Dr. Ludwell stated they are just forming the committee now. I would like it much sooner rather than later, and I think we will be pushing as much as we can to have them make a decision as quickly as possible.

Alderman Shea stated as I am familiar with that area what would be the feasibility of putting sort of like a walkway like they are doing at CMC and constructing a school in the Sheridan Emmett Park in the eastern part of that area. Does the brook run through that area as well. Because basically if you are looking for creative things to do and you want to have an area in that school for either preschool or for kids you could put a walkway between the present school, Beech Street School, over Beech Street and then construct in that area which is now part of Sheridan Emmett park and you could construct a school or possible building there and they would have the resources of the other park of that area plus on the other side of Union Street there is another park there. So that's another thought that comes to my mind in terms of if in fact the need exists to put an elementary or pre school or certain administrative offices that could be a possible look at without disturbing the area of the JFK as well as the parking that has been eluded to and so forth.

Dr. Ludwell stated I think we would be wide open to looking at any of those options, absolutely.

Alderman Shea stated as far as OLPH I can tell you that the door is closing very, very quickly there. In my judgement the Weston School area the City doesn't have to pay any money there. I know Alderman Duval is opposed, but that's city land and so forth and I know folks want to keep that as a park, but we just put \$4 or \$5 million in to Derryfield park which is right across the street from Bridge Street so again that's thoughts for another day.

Alderman Lopez stated I think that both can coexist at JFK coliseum. I don't know if anybody has, and I'm sure you have a team there is some ideas that some of the administrators have over there that are very productive and I'm sure the committee is going to look at it. But there is plenty of room over there for them to co-exist.

Alderman Osborne I think first of all we have to get a study of this thing. We are talking about across the street and everything else but that cemetery brook situation we have to know where we can build and where we can't build before we start talking about all of these areas. Basically it is a good area, I think it's the greatest. I we are going to get something on this from Mr. Shepard, Mr. Clougherty on where the cemetery brook lies and what we can do and not do.

Mr. Clougherty we are quite certain as to where the cemetery brook is. Whether we can build around it or not, anything can be built around for money. It would just make it a more costly venture if we had to build near that interceptor. I think that we could look at areas exactly where it runs and come up with some ideas on how much free space around it, but at this point in time I don't know that that would be beneficial to the discussion at hand. I think what really needs to be decided is what's going to happen in the grand scheme of things. Is there going to be a school there we can talk about where it can be put and what the size of the school is going to be. We've had a lot of discussions internally Dr. Ludwell and myself. We've met on different school concepts with smaller schools and things like that and we can explore things to the south on Beech Street, to the west of the Gill Stadium area, so I think there are a lot of questions at this point in time. We can look at exactly where that cemetery brook lies and provide information to the Board to show them graphically where it stands on the site.

Alderman Osborne asked how many years before you take care of that cemetery brook, I know it's been quite a few years down the road. We probably shouldn't worry about it too much anyway.

Mr. Thomas stated we will be moving ahead with Phase II of our CSO program starting sometime around 2010. However, cemetery brook will be there pretty much forever, what we will be doing is building more sanitary sewers, do some

separation but the brook enclosure will be there, we will just be trying to clean it up a little bit and improve the capacity.

Alderman Osborne commented a building is built over it 20 years down the road is it still easier to do what you have to do with this.

Mr. Thomas responded it's always not a good idea to build a structure over a large pipe like that because if you ever have to go in because it's collapsed or seriously plugged the costs of bypass pumping around it or building a new line around it would be just tremendously expensive.

Alderman Osborne stated so if we are going to do it we are going to build so many feet away from it.

Mr. Thomas responded that is correct, you would want to build so many feet away from it as Tim mentioned it wouldn't be too difficult to put together a plan showing the exact location of it, which would give everybody an idea of what they can and can't do.

Alderman Osborne stated he would like to see that.

Alderman O'Neil asked theoretically could you build parking over it.

Mr. Thomas responded parking, playgrounds anything along that line would certainly be a good use.

Alderman O'Neil stated I believe that we can have our cake and eat it here. We can repair JFK and I think with the school district and our facilities folks and parks & Rec and others from city government sitting down I think there is a way to utilize that site for a school. I can't sit here tonight and tell you what that is, but Mr. Clougherty talked about there is an awful lot of asphalt down the Beech Street side from JFK, that might be a possibility, I think there is a lot of potential there and I do think Dr. Ludwell and I speaking as we came in he reminded me of a trip he took a number of years ago with Mr. Clougherty where they presented before the US Conference of Mayors and maybe Dr. Ludwell could share that experience of a lot of urban designers.

Dr. Ludwell stated yes the architects, they are really specialized in urban design, or school design. And they came up also with a variety of options and some of them have been eluded to tonight as far as the narrow strip in front of Beech and they even said down the road sometime maybe looking at JFK and converting it into a community center that would provide services for the community at the same time providing some kind of additional educational space. They also

mentioned that you can go to text books or you can go to journals and read what the ideal school was and they pointed out that in urban environment you are always having to change your plans to fit that kind of unique environment. But they felt there were a lot of options and we have spoken and I think it is an ideal location and I appreciate the committee at least considering the school district as being able to possibly play a role in it.

Alderman Osborne stated I think we have to keep one thing in mind here. If we are going to put another school there no matter where you put it I think the parking is a big issue. I think if we are going to put another school there we might want to do is stay as close to the Beech Street School as we can and on the west side where you are talking of the strip parking is we should think about a one or two tier parking garage there. Because you've got Gill Stadium and everything else we are going to create a problem in the neighborhood again with parking. Things of that sort, day games. We have to think about the parking because we don't want to end up like Central High School either.

Alderman O'Neil stated Alderman Osborne's point is well taken cause I thought about similar parking concerns but when you think about it the teachers and other staff at the schools Monday through Friday, traditionally that's low time during the day for the JFK, their big activity is nights or weekends, same thing with Gill so you know the parking can be shared as it is now. I would encourage the district and the city folks to continue talking and maybe they are going to come back to tell us we need a consultant on board to help walk us through some of that but I do believe there is a lot of potential there and I do believe we should do the repairs to JFK. I don't think we should expand JFK but at least do the necessary repairs.

Alderman O'Neil moved to approve the \$1.7 million and make a recommendation to the full Board. I would like to see the facilities division involved with it this is what we created them for, they've partnered with Parks on the Country Club, they partnered with the School District they know how to work with the city departments and I would like to see this a facilities led project in conjunction with Parks and Rec. We have the estimate some of the estimates from the consultants included clerk of the works we have staff on board so, I'll make a motion on that and based on the numbers I saw from both Mr. Ludwig and Mr. Clougherty it looks like the \$1.7 is probably going to get the refrigeration done and that Kalwal siding completed I don't think much more able to get done beyond that.

Alderman Osborne asked of Mr. Ludwig could come forward.

Alderman Duval stated just a general observation it stands in contrast to Alderman O'Neil's thoughts on this. I just have a hard time throwing support to this proposal to rehab JFK. Tonight there was further questions raised I think by the

superintendent of schools in his last comment he mentioned perhaps using the facility as part of the overall educational complex of Beech Street School or an added Beech Street School if you will. Also it appears that the proposed rehab of JFK is not a complete rehab. Alderman O'Neil is talking about perhaps not enough funding to do what I think the director would like to see done there or the parks and recreation commission would like to see done. I'd be curious to know from the director of Parks as to whether an alternative site for a new sheet of ice has been considered. Is it possible that we should consider an adjoining sheet of ice to West Side Arena which in my opinion is long overdue for rehabilitation. And perhaps preserving a site for future use by the Manchester School District. The question to the Director is have there been alternative sites to increasing or adding a new sheet of ice somewhere else.

Mr. Ludwig responded the answer to that is no. It all involves dollars and for us to go out and try and do planning as you are suggesting would cost us dollars to do that so there has been no professional study, there has been a lot of ideas thrown around between a lot of people which is what we are typically very good at, in answer to your question professionally there has been no other site that we are aware of to move a sheet of ice and I don't believe that was our charge. We talked about additional sheets of ice at the West Side Arena a long time ago alderman, and quite frankly at the same time we were doing that we were being surrounded by seven other sheets of ice within a 15 mile radius. There is three up the road a piece in Hooksett. There is two in Exeter, there is two in Salem, there is one at St. Anselm's rink now. So in a very short period of time we went from the only game in town to one of eight other games within a close proximity with a lot of other programs taken care of. So we kind of abandoned adding another sheet of ice at the West Side Arena at that time.

Alderman Duval stated with the increased competition with sheets added on around greater Manchester which I am aware of, has that diminished the use or utilization of either the JFK or West Side Arena.

Mr. Ludwig stated to some extent I think that it has. And I would be speaking an untruth if I said that it wasn't. However, you can build ten more rinks and you will fill them with prime time ice users. Everybody wants to skate between 3 and 4 in the afternoon and 10 at night and on weekends. So you are going to see down time in rinks of the ones I just mentioned across the board. So to answer your question the JFK at one time was booked 24 hours a day from Friday night to Sunday night. I'm going back 15 years maybe 20 years now. That really doesn't happen anymore and that doesn't happen at any rinks anymore because everybody wants to skate at prime time and quite frankly the difference between 18 guys to get together or girls to skate if I want to skate at 7:00 at night I'm willing to pay \$275 an hour divided by 20 professionals that want to play the game. However we

are lending ice at a lessor rate for the good of the youth in Manchester at \$200 an hour and no maximizing that effort. So you can see if you and I wanted to skate and we wanted to skate at 7 we might go to Hooksett and get ice for \$275 at 8:00 on Friday night. If you come to the JFK you are probably looking at 11 or 11:30 or 12:00 to get a sheet of ice because we are lending it to a very large youth program in Manchester.

Alderman Duval stated I know you indicated that there was no professional study done there weren't funds allocated to do that and not to put you on the spot, but would that be a preferred place, do you think it's wise to invest 1.75 million dollars into the JFK when perhaps if you were to put together a wish list or a more preferred location for another sheet of ice that you probably wouldn't pick JFK.

Mr. Ludwig stated I'm not really prepared to answer that. If we were looking to do something from scratch and the JFK wasn't there we may well be looking at building two sheets of ice somewhere else. But it is there, I'm here to tell you it's in poor condition. I have done no study as to where another two sheets or anything should go, I haven't done that.

Alderman Osborne went back to the parking again, if we were to put a school there and most likely JFK is going to stay where it is, so you are going to be there and I'm going to put up another building on that site. How much parking do you think is going to be left.

Mr. Ludwig stated I don't think anyone has looked at this site professionally at this point either and we are all sitting around speculating in terms of where things could go. Alderman Shea may have a good idea that the other side of the street which is a very difficult street to cross, if you have to think out of the box for a second, and if you had something that could cross Beech Street safely and it was buildable that could be a possibility. If it was built on this side of the street I think it is going to be difficult for them to coexist, because right now you have 277 spaces in that entire area, I counted them. 100 of those right now are used by the teachers, but we didn't look at the practice field and we didn't look at everything that could be considered there so you really need someone professional to look at that and you can make some good decisions I think.

Chairman Garrity called for a vote. The motion carried with Alderman Duval duly recorded in opposition.

NEW BUSINESS

Health Department request
CIP 214007 – Souther NH Area Health Education Center Program
CIP #214107 – Community Based Tobacco Prevention & Control
(Amending resolutions/budget authorizations)

Alderman O'Neil moved to approve the request. Alderman Duval seconded the motion. There being none opposed the motion carried.

There being no further business to come before the Committee, on motion of Alderman O'Neil, duly seconded by Alderman Duval, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee